



# MAYOR AND COUNCIL WORKSESSION

NO. 3 DEPT.: Community Planning and Development Services / DATE: November 9, 2004  
CONTACT: Deane Mellander, Planner III

**SUBJECT FOR DISCUSSION:** Joint Mayor and Council and Planning Commission Worksession: Preliminary review of Preliminary Development Plan application PDP2004-00007, Upper Rock District; JBG Companies, applicant.

**ORDER OF DISCUSSION:**  
Presentation by applicant on PDP application.

**GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED:** The applicant has filed an application for a Preliminary Development Plan for a mixed use development at the southwest quadrant of Choke Cherry Road and Shady Grove Road. The application calls for the retention of the existing 238,086 square foot office building, the construction of multi-family residential units including the conversion of the existing office building at 3 Choke Cherry Road to residential units, and the addition of service retail commercial and restaurants. The summary of the development proposal is as follows:

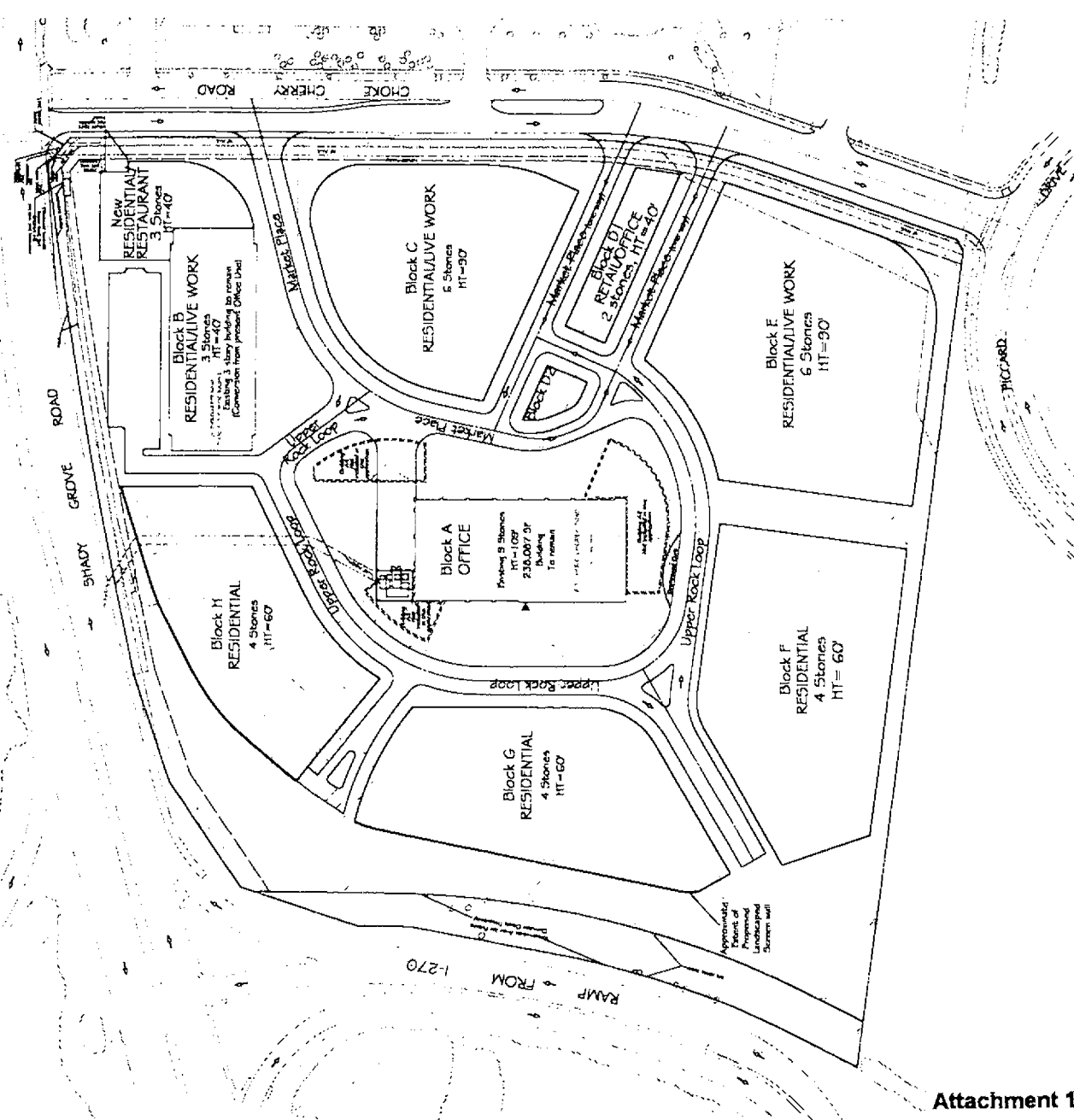
Office: 245,336 square feet  
Multi-family residential: 844 units, including 94 senior housing MPDU's  
Service retail: 7,250 square feet  
Restaurant: 9,000 square feet

The applicant is requesting comments and direction from the Mayor and Council and the Planning Commission on this development proposal. The worksession is required by section 25-668 shortly before or after the filing of an optional method application in the I-3 Zone, the worksession is an opportunity for the Mayor and Council and Planning Commission to provide comments and direction to the applicant. Attachment 2 is the recommended subagenda to assist in directing the order of discussion at the worksession.

The Planning Commission will review this application on December 1, 2004. The public hearing before the Mayor and Council has been set for December 6, 2004.

## LIST OF ATTACHMENTS:

1. Summary of applicant's submittal.
2. Recommended subagenda.



**PROJECT**

UPPER ROCK DISTRICT  
PRELIMINARY DEVELOPMENT PLAN

**DATE**

11/11/2002

**BY**

11/11/2002

**FOR**

11/11/2002

**PROJECT**

UPPER ROCK DISTRICT  
PRELIMINARY DEVELOPMENT PLAN

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11/11/2002

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**FOR**

11/11/2002

- GENERAL NOTES**
1. THE DEVELOPMENT INFORMATION AND DATA PRESENTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
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**Development Program**

Block	Area (sq. ft.)	Height (ft.)	Volume (cu. ft.)	Weight (tons)
Block A	11,000	100	1,100,000	110
Block B	11,000	60	660,000	66
Block C	11,000	40	440,000	44
Block D	11,000	40	440,000	44
Block E	11,000	60	660,000	66
Block F	11,000	60	660,000	66
Block G	11,000	60	660,000	66
Block H	11,000	60	660,000	66
Block I	11,000	60	660,000	66
Block J	11,000	60	660,000	66
Block K	11,000	60	660,000	66
Block L	11,000	60	660,000	66
Block M	11,000	60	660,000	66
Block N	11,000	60	660,000	66
Block O	11,000	60	660,000	66
Block P	11,000	60	660,000	66
Block Q	11,000	60	660,000	66
Block R	11,000	60	660,000	66
Block S	11,000	60	660,000	66
Block T	11,000	60	660,000	66
Block U	11,000	60	660,000	66
Block V	11,000	60	660,000	66
Block W	11,000	60	660,000	66
Block X	11,000	60	660,000	66
Block Y	11,000	60	660,000	66
Block Z	11,000	60	660,000	66

UPPER ROCK DISTRICT  
PRELIMINARY DEVELOPMENT PLAN

DATE: 11/11/2002

BY: 11/11/2002

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PROJECT: UPPER ROCK DISTRICT  
PRELIMINARY DEVELOPMENT PLAN

DATE: 11/11/2002

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# Development Program

## DEVELOPMENT

	EXISTING / APPROVED	PROPOSED PDP 04-	PROPOSED BY BLOCK*
BLOCK A	238,087 S.F. OFFICE	238,087 S.F. OFFICE	238,087 S.F. OFFICE
BLOCK B	73,700 S.F. OFFICE/COMMERCIAL	100 DWELLING UNITS 9,000 S.F. RESTAURANT	73,700 OFFICE— CONVERTED TO 100 LOFTS + 9,000 SF RESTAURANT
BLOCK C	117,008 S.F. OFFICE	650 DWELLING UNITS (INCLUDING 126 LIVE / WORK)  94 MPDU SENIOR RESTRICTED HOUSING  14,500 S.F. SPECIALTY RETAIL	158 UNITS
BLOCK D1			14,500 SF TOTAL: 7,250 OFFICE/7,250 RETAIL
BLOCK D2			Open Space
BLOCK E			235 UNITS
BLOCK F			96 UNITS
BLOCK G			135 UNITS
BLOCK H			120 UNITS

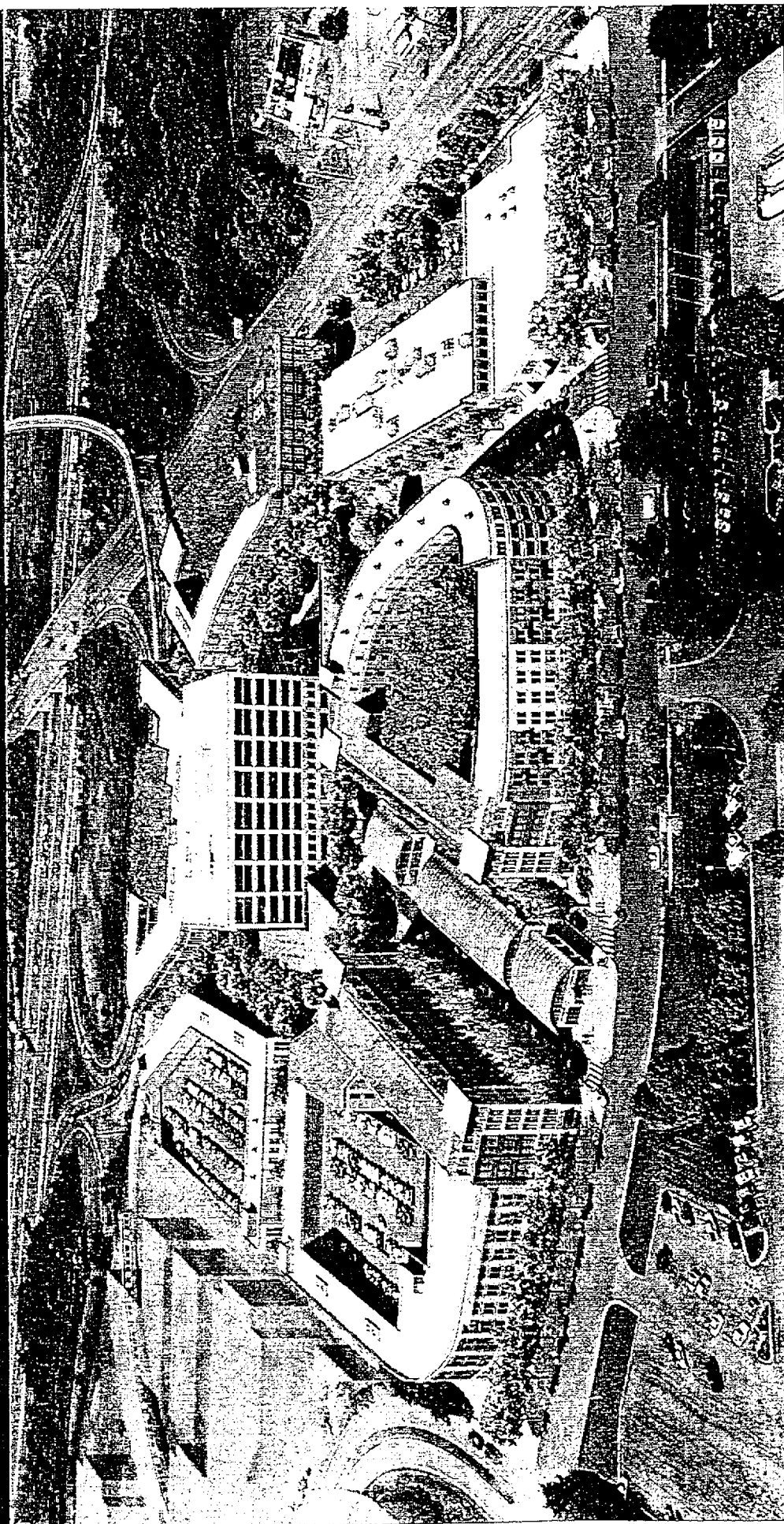
\* NOTE: DEVELOPMENT AND FINAL UNIT COUNT ON EACH BLOCK MAY VARY WITHIN THE TOTAL LIMITS APPROVED; PLAN ALLOWS FOR SHIFT OF DWELLING UNITS BETWEEN BLOCKS, WITHIN APPROVED HEIGHTS, UP TO CUMULATIVE APPROVED TOTAL # OF UNITS ON SITE.

## PARKING

USE	DESCRIPTION	DU/SF	CODE	PARKING REQUIRED	TOTAL
OFFICE	SAMHSA	238,087	1/300 SF	794	794
RESIDENTIAL	126 LIVE/WORK 249 LOFTS 375 MF 94 MPDU's	ASSUME 2/DU - NO CODE STD ASSUME 10% 2 BR ASSUME 90% 1BR ASSUME 30% 1BR ASSUME 70% 2-3 BR ASSUME 55+ AGE RESTRICTED	126 DU 25 DU 224 113 DU 262 DU 94 DU	1/300 SF 1.5/DU 1.25/DU 1.25/DU 1.5/DU 1/3 PER DU	252 38 280 142 393 32
RESTAURANT	9000 SF ASSUME 50% PATRON ASSUME OUTDOOR DINING ASSUME 15 EMPLOYEES	4500 2000	1/50 SF 1/80 SF 1/2 PER EMPLOYEE	90 25 8	123
MARKETPLACE	14500 SF TOTAL SPECIALTY RETAIL 7250 SF OFFICE 7250 SF	7250 7250	1/200 1/300	37 25	62
TOTAL ALL USES					2116

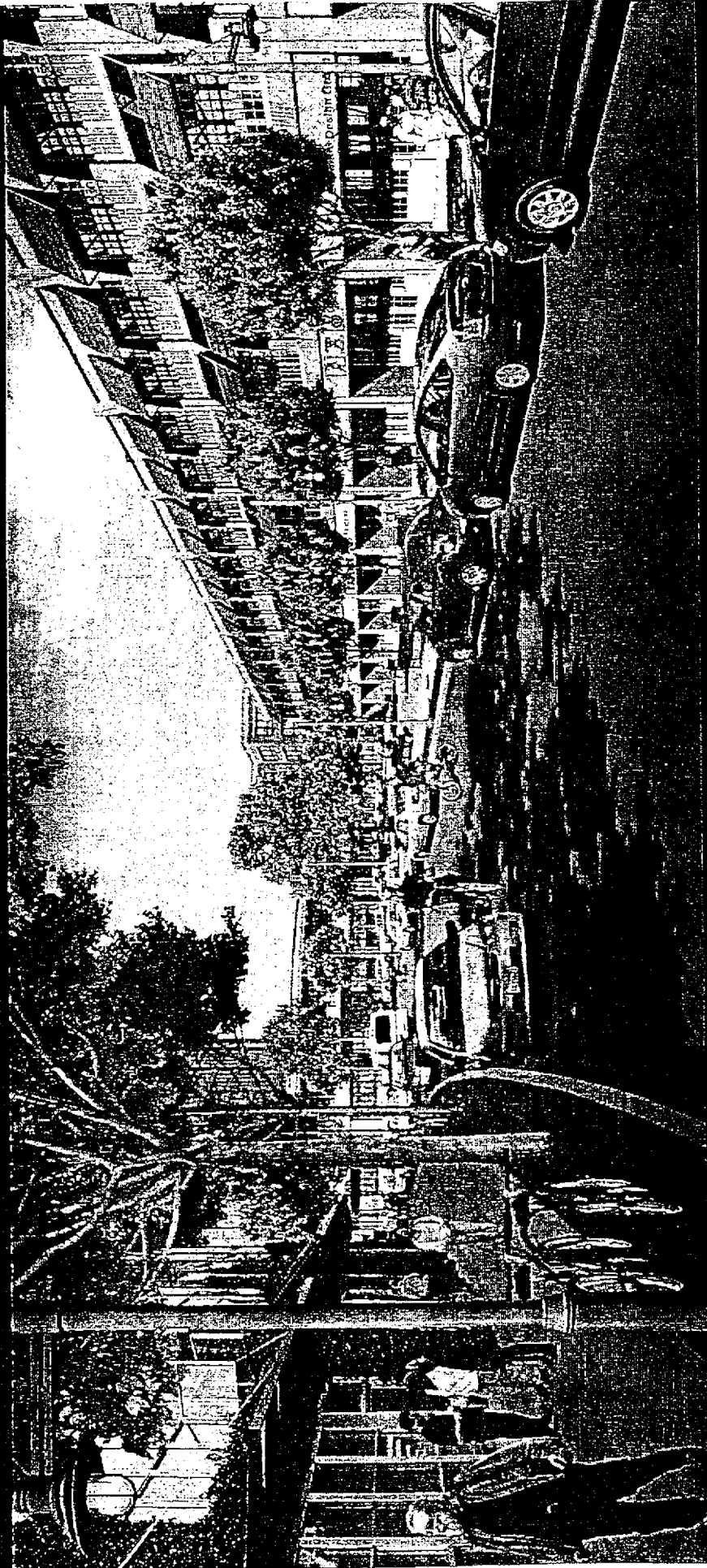
# UPPER ROCK

DISTRICT



# UPPER ROCK

DISTRICT



**APPLICATION FOR PRELIMINARY DEVELOPMENT PLAN**  
**City of Rockville, Maryland**

This application must be typewritten or printed and notarized and submitted  
to the Planning Division for filing. All items must be completed and  
the required documents and filing fee must accompany this application.

(NOTE: This application is not considered filed until  
all required information is accepted.)

APPLICATION IS HEREBY MADE WITH THE PLANNING COMMISSION FOR ROCKVILLE FOR APPROVAL OF  
A PRELIMINARY DEVELOPMENT FOR THE PROPERTY DESCRIBED BELOW:

LOCATION OF PROPERTY (address) (#1, #5, #3-7-9-11) Choke Cherry Road  
Subdivision Danac Technological Park Lot 9 Block             
Present Zone I-3 Property size (in square feet) 863,169 SF

APPLICANT: Nancy Regelin, attorney for  
Owner or Authorized Agent ONLY\*

The JBG Companies  
Name  
4445 Willard Avenue, #400  
Address  
Chevy Chase, MD 20815  
mhurson@jbg.com  
(240) 333-3661 Matt Hurson  
Telephone

OWNER OF RECORD  
(if other than Applicant)

JBG/Shady Grove Land LLC  
Name  
JBG/M Market Square I LLC  
Address  
JBG/5 Choke Cherry LLC  
JBG/Market Square I LLC  
4445 Willard Avenue, #400, Chevy Chase, MD  
(240) 333-3661 Matt Hurson  
Telephone

~~ARCHITECT/ENGINEER/OTHER~~ Attorney

Nancy Regelin, Esq.  
Name Shulman, Rogers, et al.  
11921 Rockville Pike, Third Floor  
Address  
Rockville, MD 20852  
nregelin@srgpe.com  
(301) 230-5224  
Telephone

Gross Floor Area: 23,500 SF non-residential

Area devoted to retail sales: 7250 SF

Max. Number of employees per shift: N/A

If residential, number of units: 750 + 94 MPDU

Number of Parking Spaces           

Required by Zoning Ord.: 2116

Provided: 2116

Estimated daily domestic water and sewer use:

Gals. per day: Water 232,959 Sewer 211,781

Gals. per minute: Water            Sewer           

Estimate Fire Protection Demand

(in GPM) 1000 GPD

To be completed by the Planning Division

Application No.           

Filing Date           

Filing Fee           

Decision           

Decision Date           

Staff Contact           

\* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

THE FOLLOWING DOCUMENTS ARE TO BE FURNISHED AS A PART OF THIS APPLICATIONS AS REQUIRED BY THE PLANNING COMMISSION:

1. A written description of the plan of development clearly stating how the project will achieve the intent of the Town Center Article of the Zoning Ordinance and adopted Master Plan.
2. A concept plan (11 copies) at 100' scale, or larger, supporting the above statement and showing:
  - A. The general location and approximate height, size and uses of all proposed buildings.
  - B. A vehicular and pedestrian circulation system including public and private streets, walkways, bikeways, and parking areas (on and off site).
  - C. A system of public and private open spaces, buffers and recreational areas with estimation of acreage to be dedicated to the public or retained in private ownership.
  - D. Topography showing contour intervals at 5', existing buildings, wooded areas, water courses and 100 year flood area.
  - E. Existing features adjacent to project boundary.
3. A statement indicating how maintenance and ownership of any common facilities will be resolved.
4. A preliminary schedule of development including the time specific staging and phasing of :
  - A. Residential areas.
  - B. Nonresidential development.
  - C. The construction of streets, utilities and other improvements necessary to serve the project area (on and off site).
  - D. The dedication of land to public use.
  - E. The dedication and construction of public and private vehicle and pedestrian ways.
5. The submission of a Traffic Impact Study in conformance with the Standard Traffic Methodology for all uses that generate more than 100 vehicles trips during the peak hours as defined therein.
6. A Forest Stand Delineation Plan and preliminary Forest Conservation Plan prepared in accordance with Rockville's Forest and Tree Preservation Ordinance.

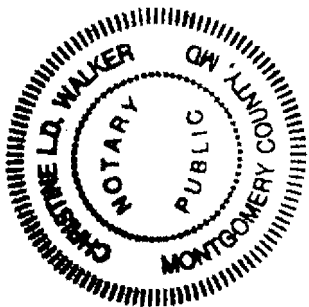
By:

Nancy Regelin  
Signature of Applicant  
Nancy Regelin, Attorney

State of Maryland

County of Montgomery

Subscribed and sworn before me this 9th day of September, ~~2003~~ 2004



Christine L.D. Walker  
Notary Public

My Commission expires \_\_\_\_\_

Christine L.D. Walker  
Notary Public State Of Maryland  
My Commission Expires January 1, 2007

①

## NOTICE to APPLICANTS for

- Use Permits and Use Permit Amendments
- Subdivisions (Preliminary or Final)
- Planned Developments (PRU, RTH, CPD)
- Sediment Control Permits

As of January 1, 1993, the Rockville Forest and Tree Preservation Ordinance requires that a person filing any of the above applications shall submit a Forest Stand Delineation and a Forest Conservation Plan (when applicable).

No application for a covered permit or approval is complete until the submission required by the Ordinance are accepted as complete by the City Forester. The City Forester shall review and approve or disapprove Forest Stand Delineation and Forest Conservation Plans.

Criteria for Forest Stand Delineation and Forest Conservation Plans are contained in the forest and Tree Preservation Ordinance and Forest Conservation Manual.

The filing fee for a Forest Stand Delineation is \$100.00, plus \$5.00 per acre over ten acres.

### SUBMISSION REQUIREMENTS FOR FOREST STAND DELINEATION\*

	No Forest or significant tree on the tract	No Impact on Forest or significant tree on the tract	Impact on Forest or significant tree on the tract
Final Forest Stand Delineation Map			X
Site Vicinity Map	X	X	X
Stand Summary Sheets			X
Narrative on Forest Stand Conditions			X
Individual Significant Tree Summary Sheet and Map		X	X
Preliminary Conservation Worksheet		X	X
Certification that there is no forest in delineation area**	X		
Documentation establishing no activity within 50 ft. of the critical root zone of any significant tree in the delineation area		X	
Additional submission as required by the City Forester	X	X	X

\*Not applicable in connection with a single recorded lot improved with an existing attached, detached, or semi-detached single-family dwelling.

\*\*This certification must be reviewed and approved by the City Forester. The delineation area consists of the entire tract.



## STANDARD TRAFFIC METHODOLOGY

### When a study may be required

The Standard Traffic Methodology (STM) is a set of guidelines for the preparation of traffic impact studies within the City of Rockville, Maryland. Traffic studies are required under the following general circumstances.

In certain instances a traffic study may be required when it is determined that the traffic impact of the proposed use may be significant or the specific use generates more traffic than the general uses listed in the table.

1. Local Map Amendments that are not in conformance with the Approved and Adopted Master Plan and generate more than 100 vehicle trips during the AM or PM peak hour.
2. Exploratory or concept applications seeking to utilize "special development procedures" permitted by the Zoning and Planning Ordinance and generate more than 100 vehicle trips during the AM or PM peak hour.
3. All applications for preliminary subdivision plans involving more than 100 dwelling units.
4. All Use Permit applications that will generate more than 100 vehicle trips during the AM or PM peak hour. As a point of reference the table indicates the minimum size development that may require the submission of a traffic impact study.

General Land Use Category	Trigger for STM Study
General Office	45,000 Square Feet
General Retail	7,000 Square Feet
General Light Industrial	100,000 Square Feet
Single Family Residential	100 Units
Apartments	225 Units

5. All Special Exception applications that will generate more than 100 additional vehicle trips during the AM or PM peak hour or that require a finding by the Board of Appeals that the proposed use does not overburden public facilities.

For further information on whether a traffic study is required, please contact the City Transportation Planner.

**Mayor and Council / Planning Commission Worksession  
November 15, 2004  
Upper Rock District  
Sub-Agenda**

Purpose of Joint Worksession: To receive an overview of the proposal from the applicant prior to formal review of the application. More importantly, this is an opportunity for a dialog between the Mayor and Council, Planning Commission, staff and the applicant. To facilitate this dialog, staff will facilitate the discussion by all parties of the individual issues in the order listed below.

As part of this dialog it is important to remember that the Mayor and Council and Planning Commission will not be making final decisions at this time. This meeting allows for the identification of issues and for the applicant to identify how they will address the issues.

Sub-Agenda

- I. Overview of Project - Applicant
- II. Discussion of Issues - Mayor and Council, Planning Commission, Applicant & Staff
  - a. "Incubator" retail and the Market Place
  - b. Live-Work Housing Units
  - c. Affordable Housing for Seniors
  - d. Gateway "Art Wall"
  - e. Open Space
  - f. Transportation
  - g. Overall design
  - h. Other Issues